

**City of Greensboro Planning Department
Zoning Staff Report
March 14, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: F
Location: 3610 Cotswold Terrace (East side of Old Battleground Road between Cotswold Avenue and Cotswold Terrace)

Applicant: Dixie A. Hull
Owner: Battle Forest Friends Church

From: RS-12 Residential Single Family
To: Conditional District – RM-5 Residential Multifamily

Conditions: 1) Uses: Townhomes designed for sale.
2) Maximum of 25 units.
3) Height limit of no more than 2 stories.

SITE INFORMATION	
Max. Developable Units & Density	25
Net Density of Developable Land	25
Existing Land Use	Battle Forest Friends Church
Acreage	5.18
Physical Characteristics	<i>Topography:</i> Slopes eastward <i>Vegetation:</i> Grass & mature trees <i>Other:</i> N/A
Overlay Districts	SCOD – 2
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Proposed Urban Loop / Single Family Residential	RS-5 / RS-12
<i>South</i>	Single Family Residential – Battle Forest Subdivision	RS-12
<i>East</i>	Single Family Residential – Battle Forest Subdivision	RS-12
<i>West</i>	Greenway / Single Family Residential	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-RM-5 (PROPOSED) ZONING DISTRICTS
RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
CD-RM-5: Primarily intended to accommodate duplexes, twin homes, townhouses, cluster housing and similar residential uses at a density of 5.0 units per acre or less. See conditions for use limitations and other restrictions.

TRANSPORTATION	
Street Classification	Old Battleground Road – Collector Street, Cotswold Terrace – Collector Street.
Site Access	A maximum of one access point will be approved.
Traffic Counts	Old Battleground Road ADT = 12,000
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Greensboro
Floodplains	None
Streams	None
Other	Max BUA allowed is 70%. A BMP is required to treat all proposed BUA to meet watershed regulations.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	SCOD-2 Buffer Requirements (see Other Plans section)
<i>South</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>East</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>West</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The subject property is located within the Greensboro Urban Loop Scenic Corridor Overlay District 2 (SCOD-2), which requires a 30-foot natural undisturbed buffer along any portion of the property that is adjacent to the Urban Loop right-of-way.

Other Plans: N/A

STAFF COMMENTS

Planning: There is an easement on the western side of this tract to accommodate the greenway which links Guilford Courthouse National Military Park with Lake Brandt Road and the greenway which continues on northward to Bur-Mil Park. The proposed Greensboro Urban Loop is located on the north side of this property, and once constructed, Old Battleground Road is proposed to terminate as a cul-de-sac.

This request is compatible with other developments in the immediate area, including Millican's Pond (RM-5), Brandt Village (RM-5), Lake Brandt Apartments (RM-8), Lake Brandt Townhouses (CD-RM-5), Brighton Place (RM-8), Victorian at the Park (RM-8), Woodland Village (RM-5), and

Cotswold Pointe Condominiums (CD-RM-12), several of which are at a higher density than the 4.8 units per acre that comprise this current proposal.

Staff feels that this tract offers a good opportunity for low density residential infill development which is compatible with the Generalized Future Land Use Map of Connections 2025. Low Residential encourages compact developments that include clustered, small lots with substantial retained open space. This proposal also meets Connections 2025 policies of promoting mixed-income neighborhoods and promoting the diversification of new housing stock to meet the needs of citizens for suitable housing.

GDOT: No additional comments.

Water Resources: Possible on-site detention may be required to meet quantity ordinance.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.